

CASTILLIA - SECTION I

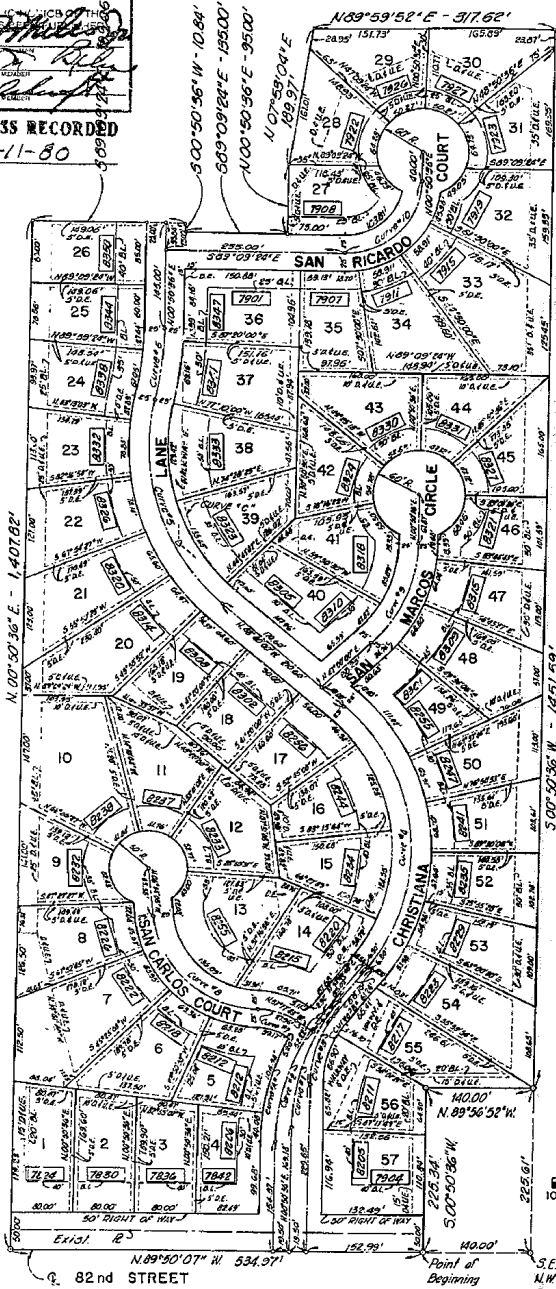
75-085502

FINAL APPROVAL
 PLAT COMMITTEE
 METROPOLITAN DEVELOPMENT COMMISSION
 DIVISION PLANNING & ZONING
 MARION COUNTY INDIANA

DEC 1 1978

COOPER PUBLIC ENGINEERS
 HEARING ROOM
 1200 N. W. 10th St.
 Indianapolis, Indiana 46202

VOID UNLESS RECORDED
 BEFORE 1-11-80



LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 4 EAST, IN MARION COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24, NORTH EIGHTY-NINE DEGREES, FIFTY MINUTES, SEVEN SECONDS WEST (89°50'07" W) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF ONE HUNDRED FORTY FEET (140.00') TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, NORTH EIGHTY-NINE DEGREES, FIFTY MINUTES, SEVEN SECONDS WEST (89°50'07" W) ON AND ALONG THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF FIVE HUNDRED THIRTY-FOUR AND NINETY-SEVEN HUNDREDTHS FEET (534.97') TO A POINT; THENCE NORTH ZERO DEGREES, FIFTY MINUTES, THIRTY-SIX SECONDS EAST (N00°50'36" E) A DISTANCE OF ONE THOUSAND FOUR HUNDRED SEVEN AND EIGHTY-TWO HUNDREDTHS FEET (1,407.82') TO A POINT; THENCE SOUTH EIGHTY-NINE DEGREES, FIFTY MINUTES, SEVENTY-FOUR SECONDS EAST (S89°09'24"E) A DISTANCE OF ONE HUNDRED NINETY-NINE AND SIX HUNDREDTHS FEET (199.06') TO A POINT; THENCE SOUTH ZERO DEGREES, FIFTY MINUTES, THIRTY-SIX SECONDS WEST (S00°50'36" W) A DISTANCE OF TEN AND EIGHTY-NINE HUNDREDTHS FEET (10.84') TO A POINT; THENCE NORTH SEVEN DEGREES, FIFTY-NINE MINUTES, TWENTY-FOUR SECONDS EAST (N07°53'04"E) A DISTANCE OF ONE HUNDRED EIGHTY-NINE AND NINETY-SEVEN HUNDREDTHS FEET (189.97') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES, FIFTY-NINE MINUTES, FIFTY-TWO SECONDS EAST (N89°59'52"E) A DISTANCE OF THREE HUNDRED SEVENTEEN AND SIXTY-TWO HUNDREDTHS FEET (317.32') TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH ZERO DEGREES, FIFTY MINUTES, THIRTY-SIX SECONDS WEST (S00°50'36" W) ON AND ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF ONE THOUSAND FOUR HUNDRED FIFTY-ONE AND FIFTY-NINE HUNDREDTHS FEET (1,451.89') TO A POINT; THENCE NORTH EIGHTY-NINE DEGREES, FIFTY-FIVE MINUTES, FIFTY-TWO SECONDS WEST (N89°56'52" W) A DISTANCE OF ONE HUNDRED FORTY FEET (140.00') TO A POINT; THENCE NORTH ZERO DEGREES, FIFTY MINUTES, THIRTY-SIX SECONDS WEST (N00°50'36" W) ON AND ALONG A LINE PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24 A DISTANCE OF ONE HUNDRED SEVENTY-FIVE AND THIRTY-FOUR HUNDREDTHS FEET (175.34') TO THE POINT OF BEGINNING.

CONTAINING 23.09 ACRES, MORE OR LESS, SUBJECT TO PUBLIC RIGHTS-OF-WAY.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE DESCRIPTION OF THE SUBJECT TRACT.

CERTIFIED THIS 14th DAY OF July 1978.

Richard B. Wetzel
 RICHARD B. WETZEL
 INDIANA LAND SURVEYOR NO. 10568



AREA OF LOTS (SQ. FT.)

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	13,254	11	13,744	21	12,082	31	13,296
2	13,178	12	12,407	22	14,284	32	12,930
3	12,403	13	15,935	23	12,802	33	14,956
4	12,010	14	13,724	24	14,720	34	14,622
5	12,620	15	12,556	25	12,591	35	13,501
6	13,977	16	12,654	26	12,669	36	13,478
7	12,943	17	12,444	27	12,342	37	14,129
8	14,295	18	12,600	28	13,251	38	14,624
9	13,173	19	12,570	29	13,325	39	14,416
10	23,677	20	18,688	30	14,602	40	16,394
						41	9,663

NOTES

- STREET NUMBERS OF LOTS ARE SHOWN AS A 4-DIGIT NUMBER ENCLOSED WITHIN A RECTANGLE. WHEN TWO NUMBERS APPEAR ON A SINGLE LOT, EITHER MAY ULTIMATELY APPLY, DEPENDING UPON THE SITING OF THE DWELLING.
- THIS SUBDIVISION SHALL BE KNOWN AS CASTILLIA, SECTION I, CONSISTING OF 57 LOTS, NUMBERED FROM 1 TO 57, BOTH INCLUSIVE, WITH STREETS AND EASEMENTS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- LOTS PLATTED WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED ON A SEPARATE PAGE UNDER THE SAME INSTRUMENT NUMBER AS THE SUBDIVISION.

CURVE DATA

CURVE	Δ	D	R	L	T	E
#1	36°59'12"	20'	286.48'	184.93'	95.02'	15.60'
#2	36°59'12"	20'	286.48'	184.93'	95.02'	15.60'
#3	36°59'12"	-	150.00'	36.83'	50.17'	8.17'
#4	86°29'48"	22'	260.44'	393.17'	244.95'	97.11'
#5	61°30'00"	20'	286.48'	307.50'	170.00'	45.97'
#6	11°59'24"	12'	477.47'	99.92'	50.14'	2.63'
#7	30°21'52"	58'	94.79'	52.44'	26.85'	3.58'
#8	81°08'30"	60'	189.24'	202.85'	122.64'	45.33'
#9	48°09'24"	30'	193.99'	193.86'	81.38'	16.61'
#10	90°00'00"	-	100.00'	157.08'	100.00'	41.22'
#11	36°59'12"	-	306.98'	198.17'	102.67'	16.72'
#12	56°59'12"	-	129.50'	83.60'	43.81'	7.05'

LEGEND

D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 B.L. - BUILDING LINE

SIDEWALK EASEMENT - CURVE DATA

CURVE	Δ	R	L
"C"	49°30'36"	213.97'	181.34'

THIS PLAT PREPARED BY
 Richard B. Wetzel
 WETZEL ENGINEERS
 222 N. NEW JERSEY ST.
 INDIANAPOLIS, INDIANA 46204

RECEIVED FOR RECORD
 PRECIOUS BYRD
 RECORDER-MARION CO
 DEC 4 11 11 AM '78

RECORDED IN THIS DELTA REGISTER MARION CO INDE 123 N 24990

75-085502

